

MEMORANDUM

JULY 31, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CHARGE-OFF OF DELINQUENT USE AND OCCUPANCY ACCOUNTS

The Property Management Department is continuing its case-by-case review of vacated accounts receivable. Attached is a list of seventeen (17) accounts which they deem uncollectible for the reason(s) enumerated therein.

General Counsel, Family and Business Relocation and Accounting further concur that there is no reasonable prospect for recovering these delinquent balances. Therefore, an appropriate vote follows.

VOTED: The attached accounts be charged-off under HUD Property Management Guidelines in accordance with Urban Renewal Handbook RHA 7211.1, Chapter 3:

- (1) There is no reasonable prospect of collection;
- (2) The statute of limitation for collection has expired; and
- (3) The probable cost of further efforts to collect would not be warranted.

VACATED ACCOUNTS TO BE CHARGED-OFF

CAMPUS HIGH

Account No. 102 Marvin Clark Vacated 10/31/74 Amount \$1,885.00

Claim filed and paid. Accounting has made maximum allowable deduction from claim for delinquent U & O charge.

Family Relocation advises that he is living in subsidized housing and the possibility of recovering outstanding balance is remote.

Account No. 126 Marie Collins Vacated 11/30/74 Amount \$1,349.05

Moving claim was paid. Family Relocation states she is living in subsidized housing; she is a hardship case and collection of outstanding balance does not appear feasible as she is on public assistance.

Account No. 219 Carter's Men Salon Vacated 12/15/76 Amount \$ 562.50

The subject firm was burned out. Business Relocation advises that no claim was ever filed and the owner's whereabouts are unknown.

CHARLESTOWN

Account No. 272 Hi Way Refrigeration Vacated 6/24/74 Amount \$10,320.00

Attached is a memo from David Whitney concerning abatement of the above account. Accordingly it is recommended that the Authority charge off the remaining balance.

FENWAY

Account No. 323 Duane Patterson Vacated 3/31/78 Amount \$ 720.00

Family Relocation informs us that the individual never filed a claim and time limit has expired.

The individual is single and whereabouts unknown. Accordingly the possible chance of recovering the outstanding balance appear to be utterly impossible.

SOUTH COVE

Account No. 394 Hotel Properties Vacated 6/ 9/70 Amount \$2,143.50

Claim filed and paid. Accounting has made maximum allowable deduction from the claim for delinquent U & O charge.

Account previously assigned to Curhan and Curhan for collection. The account is now over seven (7) years old and the statute of limitation for collection has expired.

VACATED ACCOUNTS TO BE CHARGED-OFFSOUTH END

Account No. 1958-1 Robert Williams Vacated 6/14/78 Amount \$ 95.35

The tenant was evicted by reason of the fact that the Authority required the property for demolition.

Due to the small balance involved, the cost to collect would not warrant further action.

Account No. 1960-3 William Holmes Evicted 10/ 6/76 Amount \$ 1,346.00

The tenant was evicted for non-payment of use and occupancy charge. The individuals whereabouts are unknown.

Account No. 1961-3 Stafford Melford Evicted 2/25/76 Amount \$ 641.67

No claim has been filed. The individual is now living in the West Indies.

Account No. 2230-1 Katherine Gurley Vacated 11/ 5/76 Amount \$ 173.00

Family Relocation has informed us that she is not eligible for any further payments. She receives very low income and they further state that she should be considered as a hardship case.

Account No. 2238-2 Isabel Diaz Vacated 9/ 1/76 Amount \$ 165.00

The whereabouts of this individual is unknown. Family Relocation advises that she left no forwarding address.

Due to the small balance that is involved, it does not seem to warrant any further expenditure to collect.

Account No. 2410-1 Nataliz Avala Vacated 9/ 1/74 Amount \$ 700.00

Family Relocation has informed us that her whereabouts are unknown except that she left for Puerto Rico.

Account No. 2448 James Roe Vacated 2/21/76 Amount \$ 1,867.50

The tenant was evicted. Family Relocation advises that he refused all information, never filed a claim and is no longer eligible.

Accordingly there is no reasonable prospect of collection.

Account No. 2505-1 Maria Carrasquillo Vacated 12/ 5/76 Amount \$ 745.00

The tenant vacated without notice. Family Relocation reports this tenant left no forwarding address.

There is no reasonable prospect of collecting.

VACATED ACCOUNTS TO BE CHARGED-OFF

SOUTH END (CONT'D.)

Account No. 2533 Carmen Mancebo Vacated 9/28/76 Amount \$ 570.67

This tenant vacated the premises because of hazards caused by fires on the street. Family Relocation informs us the tenant is in subsidized housing, not eligible for Rental Assistance Payment.

There is no reasonable prospect of collection.

Account No. 2570 Ms. Cash Vacated 11/30/76 Amount \$ 2,177.00

Family Relocation informs us this tenant is on public assistance, residing in low-rent public housing.

As there is no income, collection would be infeasible.

WATERFRONT

Account No. 162 John Cerasuolo Co. Vacated 2/29/68 Amount \$ 2,140.85

Account previously assigned to Curhan and Curhan for collection. The account is now over seven (7) years old and the statute of limitation for collection has expired.

INTER-OFFICE COMMUNICATION

TO Ed Dwyer
FROM Dave Whitney
DATE May 23, 1980
SUBJECT Hiway Refrigeration Account 272 Charlestown

This account vacated the premises at 500 Main Street Charlestown owing us \$10,320 in rent arrearages. The corporation then brought suit against us alleging discrimination, etc. Arthur Coffey handled the suit before he left and filed a counter claim for the rent owed us (in laymens terms this means we were suing for the rent.)

The case was called for trial in Suffolk Superior Court on May 22, 1960. Gladys Shapiro the Attorney for Highway reported that her client had gone to receivership and Small Business Administration had seized and sold all its assets. I checked with the Department of Corporations and found that Highway has long since been dissolved. The judge dismissed the law-suit.

Thus this account should be closed as uncollectable.

CC: Harold Carroll